

BOARD OF APPEAL REFERRALS

JULY 19, 1979

1. Z-4455 Bobson Realty Trust
98 Myrtle Street, Boston
2. Z-4464 Standard 45 Realty Trust
45 Church Street, Boston
3. Z-4465 James and Rosie Anderson
49 Wellington Hill Street, Mattapan
4. Z-4473 Marco Realty Trust
24-28 Grove Street &
54-56 Phillips Street, Boston
5. Z-4479 Lee A. Young
42 Anderson Street, Boston
6. Z-4499 Milton Snyder Trusts
120 Braintree Street, Brighton
7. Z-4500 Victory Realty
15-31 Carson Street, Dorchester
8. Z-4501 Passionist Missionary Society of Boston
159 Washington Street, Brighton

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/7/79

Z-4455
 Bobson Realty Trust
 98 Myrtle Street, Boston
 Near Anderson Street

Four story structure - H-2-65

District(s):	apartment <u>H-2-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from eight to nine apartments.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families which does not meet the requirements of open space is forbidden in an H-2-65 District

17-1. Open space is insufficient.

Occupancy existing and consistent with neighborhood density.
Recommend Approval.

VOTED: In Reference to Petition Z-4455, brought by Bobson Realty Trust, 98 Myrtle Street, Boston, for a forbidden use and variance for change of occupancy from eight to nine apartments in an apartment (H-2-65) District, the Boston Redevelopment Authority recommends approval. Occupancy existing and consistent with neighborhood density.



Z-4455
98 MYRTLE ST.
(B.P.)

POND

MONUMENT

FOOT

BRON

FACE

STREET

STREET

STREET

STREET

STREET

WALNUT

STREET

SPRUCE

STREET

STREET

BRANCH

STREET

WILLOW

ST.

LOUISBURG

SQUARE

CEDAR

STREET

CHARLES ST.

MEETING

HOUSE

UNIT-UNIV.

RIVER

ST.

CHURCH OF THE

ADVENT (EPISCOPAL)

BRIMMER

ST. VERNON

STREET

CHESTNUT

STREET

STREET

STREET

CHARLES

CHARLES RIVER SO.

VERE

JOY

RUSSEL

ING

ARDEN

ANDERSON

GROVE

WEST

DERNE

ROCK

COURT

SMITH

BOSTON

MC-HOOL

COMMITTEES

ANNEX

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

Board of Appeal Referrals 7/5/79
7/19/79 - resubmitted

Hearing: 7/24/79

Z-4464
Standard 45 Realty Trust
45 Church Street, Boston
at Winchester Street

Two-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from film exchange and office to
lodging house.

Violation(s):

Section

Required

Proposed

8-7. Lodging house is conditional in an H-2
district.

Property will be conveyed to Boston Seaman's Friend Society, which will provide 8 to 10 lodging rooms and food for seamen who are between ships. Reading-recreation rooms and staff offices are also included. Present structure at 7 Park Square has been taken by State DPW for its transportation building. On July 10, 1979, the Bay Village Neighborhood Association voted approval with provisos. Recommend approval with provisos.

VOTED: In reference to Petition Z-4464, brought by Standard 45 Realty Trust, 45 Church Street, Boston, for a conditional use for change of occupancy from film exchange and office to lodging house in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that overnight occupancy not exceed 15 persons; that lodging and food service not be available to the general public; that no liquor be allowed on premises; that use expire upon sale, lease, or other disposition of property; that plans for any exterior changes be submitted to the Authority for design review.



Z-4464
45 CHURCH ST
(B.P.)

ARLINGTON 80

Board of Appeal Referrals July 19, 1979

Hearing: 8/21/79

Z-4465
James and Rosie Anderson
49 Wellington Hill Street
Mattapan
Near Blue Hill Avenue

Two and a half story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

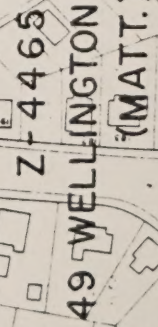
Purpose: change occupancy from one family dwelling to one family dwelling and day care center.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Day care center is conditional in an R-.5 district.		

Facility would be located in basement of structure with provisions for approximately fifteen children. Petitioner presently accomodates six children in her home and has license from office for children. Community and Little City Hall are not opposed. Recommend Approval.

VOTED: In reference to Petition Z-4465, brought by James and Rosie Anderson, 49 Wellington Hill Street, Mattapan, for a conditional use for change of occupancy from one family dwelling and day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Facility will provide beneficial service to local community.



Board of Appeal Referrals July 19, 1979

Hearing: 8/21/79

Z-4473
Marco Realty Trust
24-28 Grove &
54-56 Phillips Sts., Boston

Five story structure - H-2-65

District(s): apartment H-2-65 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from nine apartments and store
 to ten apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
----------------	-----------------	-----------------

8-7. Any dwelling converted for more families which
 does not meet the requirements of open space is
 forbidden in an H-2-65 District.

17-1. Open space is insufficient.

Conversion of store to residential use is appropriate and
compatible with residential character of area. Recommend
Approval.

VOTED: In Reference to Petition Z-4473,
 brought by Marco Realty Trust,
 24-28 Grove & 54-56 Phillips Streets,
 Boston, for a forbidden use and variance
 for change of occupancy from nine
 apartments and store to ten apartments
 in an apartment (H-2-65) District, the
 Boston Redevelopment Authority
 recommends approval. Conversion of store
 to residential use is appropriate and
 compatible with residential character
 of area.



Z-4473

24-28 GROVE ST.
54-56 PHILLIPS ST.
(B.P.)

Board of Appeal Referrals July 19, 1979

Hearing: 8/21/79

Z-4479
Lee A. Young
42 Anderson Street, Boston
Near Revere Street

Five story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from five apartments and store to six
apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirements of open space is forbidden in an H-2-65 district.		
17-1. Open space is insufficient.	150 sf	0

Former store converted to dwelling unit a number of years prior to purchase by petitioner last October. Occupancy is compatible with surrounding properties. Recommend approval

VOTED: In reference to Petition Z-4479, brought by Lee A. Young, 42 Anderson Street, Boston, for a forbidden use and variance for change of occupancy from five apartments and store to six apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Existing occupancy compatible with surrounding properties.



Z-4479
42 ANDERSON ST.
(B.P.)

POND

900 FT

BEACON

BLAVIER

PLACE

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

Board of Appeal Referrals July 19, 1979

Hearing: 7/31/79

Z-4499
 Milton Snyder Trusts
 120 Braintree Street, Brighton
 at Blaine Street

One story masonry structure - R-.8

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect one story addition to plumbing-heating shop.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Retail plumbing-heating shop is forbidden in an R-.8 District.		
18-1. Front yard is insufficient (Braintree).	25 ft.	0
18-4. Front yard is insufficient (Blaine)	25 ft.	0
19-1. Side yard is insufficient	10 ft.	0

Proposed second story addition would have a serious effect on abutting residential properties, obstructing necessary light and air and intensifying traffic - parking problems. Recommend Denial.

VOTED: In reference to Petition Z-4499, brought by Milton Snyder Trusts, 120 Braintree Street, Brighton, for a forbidden use and three variances to erect a one story addition to a plumbing - heating shop structure in a Residential (R-.8) District, the Boston Redevelopment Authority recommends denial. Proposed second story addition would have a serious effect on abutting residential properties, obstructing necessary light and air and intensifying traffic - parking problems.



Z-4499
120 BRAINTREE ST
(BRI)

Board of Appeal Referrals July 19, 1979

Hearing: 8/7/79

Z-4500
Victory Realty
15-31 Carson Street, Dorchester
Near Crescent Street

Two story masonry structure - H-1

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from 24 apartments to office building.

Violation(s):

Section

Required

Proposed

8-7. Office building is forbidden in an H-1 District.

Former apartment structure has been a severe blight on this residential neighborhood. Petitioner proposes to renovate for office space and purchase additional land for parking and landscaping. Site is proximate to Expressway and public transportation. Residents indicate strong support. Recommend Approval

VOTED: In reference to Petition Z-4500, brought by Victory Realty, 15-31 Carson Street, Dorchester for a forbidden use for change of occupancy from 24 apartments to office building in an apartment (H-1) District, the Boston Redevelopment Authority recommends approval with the following provisos: That additional land be purchased or leased for off-street parking; that plans be submitted to the Authority for Design Review.



Board of Appeal Referrals July 19, 1979

Hearing: 8/7/79

Z-4501

Passionist Missionary Society of Boston, Inc.
159 Washington Street, Brighton
at Monastery Road

Religious complex R-.5 and H-2

District(s):	apartment <u>H-2</u>	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Continue use for one year-dormitory 150 students
and chapel.

Violation(s):

Section

Required

Proposed

8-7. Dormitory is conditional in R-.5
& H-2 Districts.

23-1. Off-street parking not provided on site.

Proposal will allow Boston College to continue Dormitory
uses for one year. Monastery Hill Planning Task Force is
currently studying alternative development plans for the
site. Community support existing. Recommend Approval with
Proviso.

VOTED: In reference to Petition Z-4501,
brought by Passionist Missionary Society
of Boston, Inc., 159 Washington Street,
Brighton, for a conditional use and variance
to continue use of dormitory and chapel for
one year in residential (R-.5) and
apartment (H-2) Districts, the Boston
Redevelopment Authority recommends
approval with proviso that use
terminate May 31, 1980.



Z-4501
159 WASHINGTON ST.
(BRI.)

BRIGHTON HIGH SCHOOL

ST. ELIZABETH'S HOSPITAL

POLICE STATION

WALDO STREET

WALDO STREET

NEVINS STREET

WASHINGTON STREET

MONASTERY PATH

HOSPITAL

PARKING

WIRSHIP PLACE

STREET

STREET
NATASSET AVENUE

STREET

SHEPARD WAY

SHEPARD STREET

SHANNON STREET

SNOW STREET

AVENUE

WASHINGTON STREET

WASHINGTON STREET

ROAD

ST. GABRIEL'S SCHOOL

MONASTERY

ST. GABRIEL'S SCHOOL

PARKING

STREET

PLAYGROUND

LINE

ROAD